

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
REDEVELOPMENT AGENCY MEETING  
TUESDAY, APRIL 4, 2006, AT 2:00 P.M.  
Council Chambers  
202 C Street, San Diego, CA 92101**

Roll Call

Non-Agenda Comment: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

**Assistance for Persons with Disabilities:** Agendas, reports and records are available in alternative formats upon request. To order information or request an agenda in an alternative format, or to request a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five working days prior to the meeting at 533-4000 (voice) or 236-7012 (TTY) to ensure availability. Assistive Listening Devices (ALDs) are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting. A closed caption monitor is available, upon request.

**Internet Access:** [www.sandiego.gov/redevelopment-agency](http://www.sandiego.gov/redevelopment-agency)

**Special Order of Business:**

1. **Approval of the minutes of:**

January 24, 2006

January 31, 2006, special

**Adoption**

2. **Centre City Redevelopment Project Fiscal Year 2006 Budget Amendment-General (Districts 2 & 8)**

(RA-2006-86)

That the Redevelopment Agency approve an amendment to the Centre City Redevelopment Project Fiscal Year 2006 Budget increasing the amount of Taxing Entities by \$768,000.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (C)(2).

See Centre City Development Corporation Report no. CCDC-06-08, dated March 29, 2006.

Staff: Frank Alessi 533-7130

Agency Counsel: Susan Y. Cola

**Adoption**

3. **Approval of an Exclusive Negotiating Agreement with Lincoln Park Paseo No. 1, LLC (District 4)**

(RA-2006-102)

That the Redevelopment Agency of the City of San Diego adopts a resolution Authorizing the Executive Director or his/her designee to execute the Exclusive Negotiating Agreement by and between the Redevelopment Agency and Lincoln Park Paseo, No. 1, LLC.

This activity is not a “project” and therefore exempt from CEQA pursuant to State Guidelines Section 15060 (C)(3).

See Southeastern Economic Development Corporation Report no. SEDC-06-003, dated, March 29, 2006.

Staff: Carolyn Smith 527-7345  
Agency Counsel: Carol A. Leone

4. **Repeal of Debt Incurrence Time Limit-Southcrest Redevelopment Project Area (District 8)**

(RA-2006-101)

That the Redevelopment Agency of the City of San Diego (Agency) recommends to the City Council of the City of San Diego (City) the adoption of an ordinance to eliminate the debt incurrence time limit in the Redevelopment Plan for the Southcrest Redevelopment project Area; and that the Agency approves a payment of the statutory pass through triggered by the SB-211 election to the affected taxing entities.

This activity is not a “project” and therefore exempt from CEQA pursuant to State Guidelines Section 15060 (C)(3).

See Southeastern Economic Development Corporation Report no. SEDC-06-002, dated, March 29, 2006.

Council Companion Item no. 333

Staff: Carolyn Smith 527-7345  
Agency Counsel: Susan Y. Cola  
Auditor Certificate Number: AC 2600642

**Adoption**

**5. Disposition and Development Agreement (DDA) for CentrePoint Project Area (District 7)**

(RA-2006-87)

- Item 1. Approve the Basic Design Concept Plans for the Project.
- Item 2. Authorize the Executive Director to execute the Disposition and Development Agreement (DDA) with CentrePoint LLC, and the disposition of the leasehold interest as set forth in the DDA.
- Item 3. Accept a Good Faith Deposition of \$100,000 from CentrePoint LLC.
- Item 4. Certify Mitigated Negative Declaration, Number 74816

This activity is covered under Mitigated Negative Declaration, Number 74816 CentrePoint and the Crossroads Program Environmental Impact Report SCH Number 200207/002. The activity is adequately addressed in the environmental documents and there is no change in circumstance, additional information, or project changes to warrant additional environmental review, per CEQA Guidelines Section 15162.

See Redevelopment Agency Report no. RA-06-08 and Report to Council no. RTC-06-019 dated, March 29, 2006.

Council Companion Item no. 332

Staff: Tracy Reed 533-7519

James Davies 533-5373

Agency Counsel: Susan Y. Cola

**Adoption**

6. **First Implementation Agreement to the Owner Participation Agreement with Constellation Property Group Hancock, L.P. for Stella at Five Points-North Bay Redevelopment Project Area (District 2)**

(RA-2006-97) Corr. Copy

Authorize the Executive Director or designee to execute the First Implementation Agreement to the Owner Participation Agreement (OPA) between the Redevelopment Agency (the Agency) and Constellation Property Group Hancock, L.P. (the Developer) for Stella at Five Points.

(RA -2006-100) Corr. Copy

The Redevelopment Agency of the City of San Diego making certain findings with respect to the environmental impact of the Constellation Property Group Hancock, L.P., for Stella at Five Points-North Bay Redevelopment Project Area.

This activity is covered under Project No. 65484, Stella. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately a separate project for purposes of CEQA review per CEQA Guidelines Sections 15060 (C)(3) and 15378 (C).

See Redevelopment Agency Report no. RA-06-12, dated, March 29, 2006.

Staff: Lara Gates 533-5458

Lydia Goularate-Ruiz 533-5170

Agency Counsel: Susan Y. Cola